

# WICHITA-SEDGWICK COUNTY SUBDIVISION REGULATIONS

JANUARY 28, 1999 EDITION

AMENDED: NOVEMBER 25, 2002 (CITY)  
MARCH 19, 2003 (COUNTY)

## TABLE OF CONTENTS

ARTICLE	PAGE
ARTICLE 1. SHORT TITLE	1-1
ARTICLE 2. INTENT AND PURPOSE	2-1
ARTICLE 3. GENERAL PROVISIONS	3-1
PART 1. JURISDICTION, APPLICATION AND EXEMPTIONS	
3-101. Jurisdiction	3-1
3-102. Exception to Jurisdiction	3-1
(A) Haysville Area	3-1
(B) Derby Area	3-1
(C) Mulvane Area	3-2
(D) Valley Center Area	3-2
(E) Other Cities	3-2
3-103. Plat Referral to Other Cities	3-2
3-104. Applicability	3-3
3-105. Exemptions	3-3
3-106. Vesting of Development Rights	3-6
PART 2. ADMINISTRATION AND ENFORCEMENT	
3-201. Division of Responsibility	3-7
3-202. Duties of the Planning Department	3-7
3-203. Duties of the Zoning Administrator	3-8
3-204. Duties of the Planning Commission	3-8
3-205. Duties of the Wichita City Council and the Board of County Commissioners of Sedgwick County	3-9

ARTICLE	PAGE
3-206. Subdivision Committee of the Planning Commission	3-9
3-207. Utility Advisory Committee	3-9
PART 3. FILING FEES	
3-301. Filing Fees	3-9
PART 4. ENFORCEMENT AND PENALTY	
3-401. Enforcement	3-9
3-402. Penalty	3-10
ARTICLE 4. PROCEDURE FOR APPROVAL OF SUBDIVISION PLATS	
PART 1. SKETCH PLATS	4-1
4-101. Application for Subdivision Approval	4-1
4-102. Filing Fee	4-1
4-103. Development of Sketch Plat	4-1
4-104. Failure to Agree on Sketch Plat	4-1
PART 2. THE PRELIMINARY PLAT	
4-201. Filing of Preliminary Plat	4-1
4-202. Filing Fee	4-1
4-203. Contents of Preliminary Plat	4-2
4-204. Distribution and Review of Preliminary Plat	4-2
4-205. Action by Planning Commission on Preliminary Plat	4-2
4-206. Failure of Subdivision Committee to Act on Preliminary Plat	4-3
4-207. Effect of Approval of Preliminary Plat	4-3
PART 3. FINAL PLATS	
4-301. Filing of Final Plats	4-3
4-302. Action of Subdivision Committee	4-3
4-303. Action by the Planning Commission	4-4
4-304. Failure of Planning Commission to Act on Final Plat	4-4
4-305. Submission to Governing Body	4-4
PART 4. FINAL PLATTING OF A PORTION OF AN OVERALL PRELIMINARY PLAT	
4-401. Authorization	4-4
PART 5. APPROVAL OF PLATS FOR SMALL TRACTS	
4-501. Authorization	4-5
4-502. Requirements	4-5
4-503. Procedure	4-6

ARTICLE	PAGE
---------	------

**PART 6. ONE-STEP PRELIMINARY AND FINAL PLATS**

4-601. Authorization	4-6
4-602. Submittal	4-6
4-603. Fees	4-6
4-604. Contents of a One-Step Plat	4-6
4-605. Action by Planning Commission on a One-Step Plat	4-6
4-606. One-Step Plat (Tracing) Submittal for Governing Body Approval	4-7

**PART 7. PLATTING AS A CONDITION OF ZONING CHANGE APPROVAL**

4-701. Authorization	4-7
----------------------	-----

**ARTICLE 5. CONTENTS OF PLANS AND PLATS**

**PART 1. PLATTING ACCURACY** 5-1

5-101. Platting Accuracy	5-1
--------------------------	-----

**PART 2. SKETCH PLAT**

5-201. Contents of Sketch Plat	5-1
--------------------------------	-----

**PART 3. PRELIMINARY PLAT**

5-301. Form of Preliminary Plat	5-2
5-302. Contents of Preliminary Plat	5-2
(A) General Information	5-2
(B) Existing Conditions	5-3
(C) Proposed Subdivision Plat	5-3
(D) Additional Data and Information to be Submitted with the Preliminary Plat	5-4
(E) Additional Data and Information to be submitted with the Preliminary Plat for a Manufactured Home Park	5-4

**PART 4. FINAL PLAT**

5-401. Form of Plat	5-5
5-402. Content of Final Plat	5-5
5-403. Supplemental Information to be submitted with a Final Plat	5-10

**PART 5. CORRECTIONS AND CHANGES TO RECORDED PLATS**

5-501. Corrections to Recorded Plats	5-11
5-502. Changes to Minimum Pad Elevation on Recorded Plats	5-11

**ARTICLE 6. LOT SPLITS**

6-101. General Intent and Purpose	6-1
6-102. Application Procedure	6-1
6-103. Approval Guidelines	6-2

ARTICLE	PAGE
---------	------

## ARTICLE 7. DESIGN STANDARDS

### PART 1. GENERAL STANDARDS

7-101. Scope	7-1
7-102. Development Plan	7-1
7-103. Land Subject to Flooding	7-1
7-104. Access	7-2
7-105. Parks, Playgrounds, Open Space, Schools and Public Facility Sites	7-2
7-106. Erosion, Stormwater and Soil Control	7-3
7-107. Land Located Within the Flight Paths of Public-Owned Airports	7-3

### PART 2. SPECIFIC STANDARDS

7-201. Streets - Layout and Design	7-3
7-202. Alleys	7-18
7-203. Blocks	7-19
7-204. Lots	7-19
7-205. Easements	7-24
7-206. Business, Commercial and Industrial Subdivisions	7-27
7-207. Reserves	7-27
7-208. Drainage	7-29

## ARTICLE 8. INSTALLATION OF REQUIRED IMPROVEMENTS

8-101. Subdivision Types	8-1
8-102. Engineering Jurisdictions	8-1
8-103. Required Improvements	
(A) Streets	8-4
(B) Sidewalks	8-4
(C) Sanitary Sewer	8-6
(D) Water Supply Systems	8-9
(E) Fire Hydrants	8-10
(F) Storm Drainage System	8-10
(G) Street Signs	8-11
(H) Underground Wiring	8-11
(I) Monuments	8-12
(J) Relocation of Existing Facilities	8-12
(K) Best Stormwater Management Practices	8-12
(L) Improvements Subject to Flooding	8-13
(M) Off-Site Improvements	8-13
(N) Street Lighting	8-13
8-104. Exceptions for Existing Improvements	8-13
8-105. Agreement, Bond, Deposit and Petitions Guaranteeing Installation of Required Improvements	8-14
8-106. Vacation of a Subdivision	8-16

## ARTICLE 9. IMPROVEMENT PROCEDURES

9-101. Petitions	9-1
9-102. Final Improvement Plans	9-1
9-103. Content of Engineering Drawings	9-1
9-104. Review of Plans	9-2

ARTICLE	PAGE
9-105. Construction of Improvements	9-2
9-106. Inspection	9-2
9-107. Inspection Procedures	9-3
9-108. Final Inspection	9-3
9-109. Report to the Governing Body	9-3
9-110. Acceptance of Improvements	9-3
9-111. As Built Plans	9-3
<b>ARTICLE 10. APPEALS, WAIVERS AND MODIFICATIONS</b>	
10-101. Appeals General	10-1
10-102. Appeals on Improvement Standards	10-1
10-103. Waiver of Required Improvements	10-1
10-104. Modification of Design Criteria	10-1
10-105. Modification - Planned Developments	10-2
10-106. Request for Legal Opinion	10-2
<b>ARTICLE 11. INTERPRETATION, CONSTRUCTION AND DEFINITIONS</b>	
11-101. Interpretation and Construction	11-1
11-102. Definitions	11-1
<b>ARTICLE 12. AMENDMENTS AND SEVERABILITY</b>	
12-101. Amendments	12-1
12-102. Severability	12-1
<b>ARTICLE 13. REPEAL AND EFFECTIVE DATE</b>	13-1
<b>PART 1. REPEAL</b>	
13-101. Repeal	13-1
<b>PART 2. EFFECTIVE DATE</b>	
13-201. Effective Date - Original	13-1
13-202. Effective Date - Amendments	13-1